



Report to the Auburn Urban Development Authority

Action Item

4

Agenda Item No.

City Manager's Approval

To: Chair and Authority Board Members
From: Bernie Schroeder, Director of Public Works *BS*
Prepared By: Carie Huff, Associate Civil Engineer *CH*
Date: February 28, 2011
Subject: Old City Hall/1103 High Street – Rehabilitation

The Issue

Shall the Auburn Urban Development Authority approve funding in the amount of \$113,901.15 for the rehabilitation of Old City Hall at 1103 High Street in anticipation of future tenants?

Conclusions and Recommendation

Staff recommends that the Auburn Urban Development Authority, **BY RESOLUTION**, authorize the Director of Public Works to execute construction contracts in an amount of \$113,901.15 for the rehabilitation of Old City Hall at 1103 High Street.

Background

Old City Hall located at 1103 High Street has been vacant since the Boys and Girls Club moved locations mid-2009. It is anticipated that 1103 High Street will be occupied by the Placer County Visitors Center. However, prior to anyone leasing the building, improvements are necessary to meet current ADA requirements and make it a desirable lease space. Improvements that are required includes roof replacement, parking lot rehabilitation and drainage improvements, waterproofing inside the building, removal of existing carpet and miscellaneous appurtenances, demolition and reconstruction of the bathroom, multiple exterior door removal and replacement and concrete work for ADA compliance. Several local contractors were contacted to submit bids and City staff conducted site visits to discuss the work necessary to rehabilitate the building and bring the building access into compliance. Following are the bidders on the project:

Roof Replacement:

Flat Roof Specialists out of Auburn, CA	\$8,730.00
Anchor Roofing out of Auburn, CA	\$9,191.00

Parking Lot Rehabilitation and Drainage:

Gabe Mendez, Inc. out of Newcastle, CA	\$32,641.50
--	-------------

Building Drainage/Waterproofing:

Aerowest Engineering Construction, Inc. out of Auburn, CA	\$22,200.00
PnP Construction out of Auburn, CA	\$32,130.00

Building Rehabilitation:

Ken Magee Company out of Auburn, CA	\$28,950.00
Capital Improvements out of Meadow Vista, CA	\$41,959.04

Concrete Ramps and Railings:

Ken Magee Company out of Auburn, CA	\$11,025.00
Capital Improvements out of Meadow Vista, CA	\$25,506.00
Gabe Mendez out of Newcastle, CA	\$48,950.00

Staff recommends that the roof replacement be awarded to Flat Roof Specialists in an amount not to exceed \$8,730.00; parking lot rehabilitation and drainage be awarded to Gabe Mendez, Inc. in an amount not to exceed \$32,641.50; building waterproofing be awarded to Aerowest Engineering Construction, Inc. in an amount not to exceed \$22,200.00; and building rehabilitation and the concrete ramps and railings be awarded to Ken Magee Company in an amount not to exceed \$39,975.00. The total amount for all of the contractors is \$103,546.50.

Alternatives Available to Authority; Implications of Alternatives

1. Accept staff recommendations.
2. Take no action

Fiscal Impact

Funding for this project is out of the Auburn Urban Development Authority budget. The total amount for construction is \$103,546.50; however, pursuant to Resolution 92-50, the City Council shall award projects based on the lowest responsible bidder plus a 10% contingency, which brings the total amount of award to \$113,901.15. Following is a breakdown of the bids plus a 10% contingency for each contractor:

Flat Roof Specialists:	\$9,603.00
Gabe Mendez, Inc.:	\$35,905.65
Aerowest Engineering Construction, Inc.:	\$24,420.00
Ken Magee Company:	\$43,972.50
Total Awarded Amount:	\$113,901.15

Fees are required for the building permit which includes a plan check fee and inspection fee for a total of \$1,708.52. An additional \$10,354.65 is requested for staff time to administer the project. Only time spent on the project will be billed to the project and shall not exceed the authorized amount. Following is a breakdown of project costs:

Total Awarded Amount:	\$113,901.50
Building Permit Fees:	\$1,708.52
Staff Allocation:	\$10,354.65
Total:	\$125,964.32

Attachments:

Resolution – Flat Roof Specialists
Resolution – Gabe Mendez, Inc.
Resolution – Aerowest Engineering Construction, Inc.
Resolution – Ken Magee Company

RESOLUTION NO. 11-

RESOLUTION TO AUTHORIZE THE AWARD OF THE
OLD CITY HALL AT 1103 HIGH STREET PROJECT TO
FLAT ROOF SPECIALISTS

THE AUBURN URBAN DEVELOPMENT AUTHORITY OF THE CITY OF AUBURN
DOES HEREBY RESOLVE:

That the Auburn Urban Development Authority does hereby authorize the
Director of Public Works to execute a construction contract with Flat Roof
Specialists in an amount not to exceed \$9,603.00.

DATED: February 28, 2011

William W. Kirby, M.D., Chair

ATTEST:

Joseph G. R. Labrie, Secretary

I, Joseph G. R. Labrie, City Clerk of the City of Auburn, hereby certify
that the foregoing resolution was duly passed at a regular session meeting of
the Auburn Urban Development Authority of the City of Auburn held on the
28th day of February 2011 by the following vote on roll call:

Ayes:

Noes:

Absent:

Joseph G. R. Labrie, Secretary

RESOLUTION NO. 11-

RESOLUTION TO AUTHORIZE THE AWARD OF THE
OLD CITY HALL AT 1103 HIGH STREET PROJECT TO
GABE MENDEZ, INC.

THE AUBURN URBAN DEVELOPMENT AUTHORITY OF THE CITY OF AUBURN
DOES HEREBY RESOLVE:

That the Auburn Urban Development Authority does hereby authorize the
Director of Public Works to execute a construction contract with Gabe Mendez,
Inc. in an amount not to exceed \$35,905.65.

DATED: February 28, 2011

William W. Kirby, M.D., Chair

ATTEST:

Joseph G. R. Labrie, Secretary

I, Joseph G. R. Labrie, City Clerk of the City of Auburn, hereby certify
that the foregoing resolution was duly passed at a regular session meeting of
the Auburn Urban Development Authority of the City of Auburn held on the
28th day of February 2011 by the following vote on roll call:

Ayes:

Noes:

Absent:

Joseph G. R. Labrie, Secretary

RESOLUTION NO. 11-

RESOLUTION TO AUTHORIZE THE AWARD OF THE
OLD CITY HALL AT 1103 HIGH STREET PROJECT TO
AEROWEST ENGINEERING CONSTRUCTION, INC.

THE AUBURN URBAN DEVELOPMENT AUTHORITY OF THE CITY OF AUBURN
DOES HEREBY RESOLVE:

That the Auburn Urban Development Authority does hereby authorize the
Director of Public Works to execute a construction contract with Aerowest
Engineering Construction, Inc. in an amount not to exceed \$24,420.00.

DATED: February 28, 2011

William W. Kirby, M.D., Chair

ATTEST:

Joseph G. R. Labrie, Secretary

I, Joseph G. R. Labrie, City Clerk of the City of Auburn, hereby certify
that the foregoing resolution was duly passed at a regular session meeting of
the Auburn Urban Development Authority of the City of Auburn held on the
28th day of February 2011 by the following vote on roll call:

Ayes:

Noes:

Absent:

Joseph G. R. Labrie, Secretary

1 RESOLUTION NO. 11-

2 RESOLUTION TO AUTHORIZE THE AWARD OF THE
3 OLD CITY HALL AT 1103 HIGH STREET PROJECT TO
4 KEN MAGEE COMPANY

5 -----
6 THE AUBURN URBAN DEVELOPMENT AUTHORITY OF THE CITY OF AUBURN
7 DOES HEREBY RESOLVE:

8 That the Auburn Urban Development Authority does hereby authorize the
9 Director of Public Works to execute a construction contract with Ken Magee
10 Company in an amount not to exceed \$43,972.50.

11
12 DATED: February 28, 2011

13 _____
14 William W. Kirby, M.D., Chair

15 ATTEST:

16 _____
17 Joseph G. R. Labrie, Secretary

18 I, Joseph G. R. Labrie, City Clerk of the City of Auburn, hereby certify
19 that the foregoing resolution was duly passed at a regular session meeting of
20 the Auburn Urban Development Authority of the City of Auburn held on the
21 28th day of February 2011 by the following vote on roll call:

22 Ayes:

23 Noes:

24 Absent:

25 _____
26 Joseph G. R. Labrie, Secretary
27
28